Development Management – Delegated Officer Report

Application Number: NOTICE/0022/22 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **Land South Of West Street, Sompting**

Proposal: **Prior Approval application for proposed formation, alteration or maintenance of Private ways for agricultural or Forestry use: for alternative access required for agricultural vehicles to operate on the farm following the implementation of adjacent development proposal reference AWDM/0323/19.**

Date of site visit: Visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site lies to the south of West Street, within land allocated for residential development in the Adur Local Plan 2017 and the subject of current planning application reference AWDM/0323/19. It forms part of the Sompting Estate.

Proposal

The application seeks prior approval for a new agricultural track to access Church Farm. The farm is currently accessed from West Street but the proposed development in application AWDM/0323/19, with a new estate access road and changed priority in West Street, makes future access to the farm unsuitable and unsafe.

The new residential estate road will initially run parallel to the eastern boundary of Church Farm. It is proposed to construct a new access track from the new estate road, 50m south of the new road junction on West Street. It will measure 28m in length and 5.5m in width and will be constructed of hardcore with a hoggin surface finish (mix of clay, gravel and sand that produces a buff coloured bound surface).

The applicants consider this to be the most suitable location for agricultural vehicles to gain entry to the southern fields of Church Farm.

Relevant Planning History:

As above

Consultations:

West Sussex County Council: The **Highways Authority** has made no comment on the prior approval process

Sompting Parish Council: Support

Representations:

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 10, 13, 33
National Planning Policy Framework 2019

Planning Assessment

The application is made under the Prior Approval procedure and the consideration is restricted to the limitations, restrictions and conditions set out in respect of Schedule 2, Part 6, Class A of the GPDO 2015, as amended.

Permitted development

A. ***The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—***
(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations,
which are reasonably necessary for the purposes of agriculture within that unit.

Development is permitted subject to the condition that the developer, before beginning the development, applies to the local planning authority for a determination as to whether the prior approval of the authority will be required, in this case, as to the siting and means of construction of the private way.

Assessment

The track is considered to be reasonably necessary for the purposes of agriculture as it will replace an existing access track which will become unusable as a result of the new road junction on West Street.

The track will cut across an area of open space at the entrance to the development but will be softened by new planting to the north. Its surface will be appropriate for a rural location.

The land, while eventually forming part of the new residential estate, will remain in agricultural use, being the access track to the adjacent field and thereby forming part of an agricultural unit of 5ha or more.

As such, prior approval is not required.

Recommendation

Prior Approval is not required

Case Officer: Peter Barnett Date: 14 September 2022

Authorised by: James Appleton Date: 16 September 2022